



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 2, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Megan Mahan, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #13– Z171002 - Zoning Change - Austin Street Townhomes (City Council District 5). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation request to rezone about 0.34 acres from Central Area (CA) District to Single Family-Townhouse (SF-T) District. S 96.2 Ft Lot 5, S 100 Ft Lot 6, and S 1/2 Lot 7, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, zoned CA, within CBD-2 and located at 516, 522, and 524 Austin Street. The owner is Victor Reyes.

Ms. Ware stated the applicant intends to build five residential units on 0.378 acres with direct access from Austin Street. The proposal shows two units attached and three units attached on one lot. The applicant must replat the property prior to the issuance of any building permits. The units will be constructed to the SF-T standards. The applicant is proposing front-entry garages which must be setback a minimum of 12 inches from the nearest front building elevation. Staff has several concerns with the request. First, the request singles out a small parcel of land and seeks to rezone it to a classification different from the surrounding area. The proposed residential development is adjacent to existing commercial uses. Staff has concerns about building new homes next to the existing commercial uses. Second, the change in zoning will impact the redevelopment of the area. The property is within Central Business District No. 2. CBD 2 is projected as a mixed-use area including residential units above retail and commercial uses. The proposal is inconsistent with the FLUM and CBD 2. Staff has concerns that rezoning the property will hinder future redevelopment of the block as a cohesive development. Finally, rezoning the property for residential use imposes a burden on surrounding property owners who wish to develop their property. The UDC contains requirements for

commercial development adjacent to or across from residential zoning districts. Commercial development on properties adjacent to the subject property will require a masonry screening wall and landscape buffer planted with trees. The proposed change would increase the building setback requirements for adjacent properties and limit how the properties are able to develop. Specific Use Permits are required for certain uses within 300 feet of residential zoning districts. Staff has concerns that rezoning the property would be detrimental to other property owners. Ms. Ware stated staff recommends denial of the request.

Chairperson Motley noted there were no questions for staff, opened the public hearing, and asked for speakers.

Victor Reyes, 2809 McPherson Lane, Flower Mound, TX stepped forward representing the case. Mr. Reyes said he has been a builder for over 20 years and understands staff's recommendation, but there are at least twenty existing single family residential homes along this street, he would like to develop his property with five residential units.

Chairperson Motley asked how long he has owned these properties.

Mr. Reyes replied he has own the properties for 15 years.

Chairperson Motley noted several speaker cards submitted in opposition to this request. Jim Wooldridge, 501 E. Jefferson Street, Grand Prairie, TX and William Moser, 1041 NW 7<sup>th</sup> Street, Grand Prairie, TX.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and deny cases Z171002 as recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 8-0

Motion: **carried.**